



20-0040Z2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District to "DR" - Duplex Residential District, Located on the East Side of Rockwall Street and approximately 615 Feet North of Gerrish Street

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

MEETING DATE: July 21, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Danielle R. Mathews, AICP, Planner II

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: April 20, 2020 (Original Application)
June 9, 2020 (Revised Submittal)

ITEM SUMMARY: The applicant requests to rezone approximately 0.717 acres of land from "RS 60" - Single Family Residence District to "DR" - Duplex Residential District, generally for Two family dwelling (duplex) residential uses. The applicant has indicated his intent to develop four duplexes on the subject property.

EXISTING ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"RS 60" - Single Family Residence District (Residential Uses)	Undeveloped Land
North	"RS 60" - Single Family Residence District (Residential Uses)	Mount Pilgrim Freewill Baptist Church

South	"RS 60" - Single Family Residence District (Residential Uses)	Single Family Detached Residences
East	"RS 60" - Single Family Residence District (Residential Uses) and "RD-30" - Duplex Residence District (Residential Uses)	Single Family Detached and Attached Residences
West	"RS 60" - Single Family Residence District (Residential Uses)	Single Family Detached Residences

PROPOSED ZONING: The applicant requests to rezone the subject property from Property from "RS 60" - Single Family Residence District to "DR" - Duplex Residential District, generally for Two family dwelling (duplex) residential uses. Specifically, the applicant has indicated his intent to develop four duplexes.

The proposed duplexes supplement existing housing options in the City while maintaining the character of the neighborhood. Given the proposed use of the subject property, it is Staff's professional opinion the rezoning request is appropriate for the subject property and will remain compatible with the existing and future land uses. As such, Staff recommends approval of the proposed rezoning request.

CONFORMANCE TO ONE MCKINNEY 2040: A key aspect of the ONE McKinney 2040 Comprehensive Plan is to provide direction related to the desired development patterns and to inform decisions related to the timing and phasing for future infrastructure investments in the City. To assist in guiding these decisions, the Preferred Scenario and Land Use Diagram establishes distinctive districts, each with a clear intent and market focus that are reinforced through character-defining placetypes.

Per the Preferred Scenario, the subject property is located in the Mill District and is designated as the 'Urban Living' Placetype, which supports a mix of housing options. General placetypes also included in this district are Transit Ready Development and Neighborhood Commercial.

- Guiding Principles: The proposed rezoning request is generally in conformance with the Guiding Principles of "Diversity (Supporting Our Economy and People) and "Places (To Live, Work, Play, and Visit)" established by the Comprehensive Plan. Regarding diversity, the proposed request allows "private development, public investments, and community engagement [to] support the people of McKinney by making available housing options and neighborhood choices that are accessible, attainable, and appealing to people at all stages of their lives." The request also has the potential for "today's neighborhoods [to] remain vibrant and desirable places that meet the needs of existing residents and appeal to future residents."
- Land Use Diagram Compatibility: In evaluating development requests, the City should determine that a project meets the majority of the established criteria to

be considered compatible with the Land Use Diagram. The proposed rezoning request aligns with the Urban Living placetype of the Mill District. Furthermore, the proposed request of "DR" - Duplex Residential District should be compatible with the surrounding properties and placetypes.

- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of \$8,139 for the 0.717-acre property and should contribute towards achieving an overall fiscal balance in the city.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received one letter in support of this request, no letters in opposition to this request, and two phone calls of inquiry. At the Planning and Zoning Commission meeting on June 23, 2020, eight members of the public spoke against the proposed rezoning. Additionally, four members of the public submitted a card stating they were opposed to the request, but did not wish to speak, and two members of the public turned in speaker cards in support of the request but did not wish to speak. Finally, one resident submitted a speaker card but did not indicate if he was in support or opposition to the proposed rezoning request, and he did not speak during the meeting.

Staff has also received an official written protest. As of the posting of this agenda, the submitted protest does not currently meet the 20% requirement for a supermajority (6 of 7) by City Council for approval. However, a supermajority vote will be required because of the Planning and Zoning Commission's recommendation, which is noted below.

BOARD OR COMMISSION RECOMMENDATION: On June 23, 2020, the Planning and Zoning Commission unanimously voted 7-0-0 to recommend denial of the proposed rezoning request. Since the Planning and Zoning Commission has recommended denial, a supermajority vote (6 of 7) by City Council is required for approval.

SUPPORTING MATERIALS:

[PZ Minutes](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Letter of Support](#)

[Comprehensive Plan Maps](#)

[Mill District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table](#)

[Protest Map](#)

[Zoning Change Written Protest](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-C](#)

Presentation